

TRANSFER
TAX
PAID

WARRANTY DEED

005398

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN P. MITCHELL and PRINELLA D. MITCHELL in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by SUSAN B. MITCHELL whose mailing address is 14 West Street, Waterville, Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said SUSAN B. MITCHELL, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situate in said Waterville and bounded and described as follows, to wit:

BEGINNING at a granite monument set in the ground in the westerly line of West Street at a point one hundred fifty-five and one-tenth (155.1) feet southerly, measuring in said westerly line of said West Street, from the intersection of said westerly line of said West Street with the southerly line of Gilman Street; thence running westerly at right angles with said westerly line of said West Street ninety-seven and five-tenths (97.5) feet to a granite monument; thence running southerly and parallel with said westerly line of said West Street seventy (70) feet to a granite monument; thence running easterly at right angles with said westerly line of said West Street ninety-seven and five-tenths (97.5) feet to a granite monument; thence running northerly on said westerly line of said West Street seventy (70) feet to the place of beginning.

Being Lot Number Twenty-one (21) on a plan of land of said Waterville Land Company made by John H. Burleigh, Civil Engineer, and dated June 12, 1905.

This conveyance is made upon the express condition that no building, except a private dwelling house and stable and appurtenances, the dwelling house when fully completed including plumbing to cost not less than twenty-five hundred dollars (\$2,500.00), shall be erected on the above premises; and that no part of any building, including door steps, shall be erected on the above lot nearer than fifteen (15) feet to the said westerly line of said West Street.

Being the same premises conveyed to John P. Mitchell and Prinella D. Mitchell by deed of Kenneth Smith and Roy Smith dated April 4, 1961 and recorded in the Kennebec County Registry of Deeds in Book 1221, Page 443.

EXCEPTING and reserving a three (3') foot strip from the westerly end thereof conveyed to Alice M. Smith by Jefferson C. Smith dated September 26, 1951 and recorded in the Kennebec County Registry of Deeds, Book 910, Page 329.

ALSO ANOTHER parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, described as follows:

BEGINNING at the northeasterly corner of Lot 26 on Plan of Lots known as Gilman Field made in 1905 and on file in Kennebec County Registry of Deeds, thence southerly in the easterly line of said Lot 26 twenty-three (23) feet; thence westerly and parallel to the southerly line of Gilman Street thirteen (13) feet; thence northerly parallel to the easterly line of Bartlett Street twenty-three (23) feet to the northerly line of Lot 26; thence easterly on the northerly line of Lot 26 to the point of beginning.

Meaning to convey a strip of land thirteen (13) feet wide, more or less, on its north and south line and twenty-three (23) feet on its east and west lines from the northeast corner of Lot 26.

Being the same premises conveyed to John P. Mitchell and Prinella D. Mitchell by quitclaim deed of Joan S. Tripp, et als dated February 10, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3312, Page 157.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said SUSAN B. MITCHELL, her heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, her heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said SUSAN B. MITCHELL, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said JOHN P. MITCHELL and PRINELLA D. MITCHELL, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 29th day of March, 1988.

Signed, Sealed and Delivered
in presence of

Dea R. But
Dea R. But


John P. Mitchell
JOHN P. MITCHELL
Prinella D. Mitchell
PRINELLA D. MITCHELL

48-128

STATE OF MAINE
County of KENNEBEC

March 29, 1988

Then personally appeared the above named JOHN P. MITCHELL and PRINELLA D. MITCHELL and acknowledged the foregoing instrument to be their free act and deed. Before me,



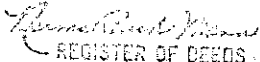
Notary Public/Attorney at Law

David R. Butler, Esq.

Printed Name

RECEIVED KENNEBEC SS.

1988 APR -1 PM 9:00

ATTEST: 
REGISTER OF DEEDS

